

900 - 3,500 SF AVAILABLE

Wilderton Centre



2615 - 2865 Van Horne Avenue, Montréal, QC H3S 1P7



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About the Location

This state-of-the-art mixed-use centre occupies more than 130,000 square feet of commercial GLA and is anchored by an expanded Metro and Pharmaprix. Wilderton Centre is optimally situated in one of Canada's most densely populated, ethnically diverse, family-oriented, and established neighbourhoods.

Surrounded by residential development and an array of schools and hospitals nearby, Wilderton Centre is also within walking distance of two Metro Stations and Light Rail. With an on-site bus stop and convenient location, this centre is easily accessible for the everyday shopper.

Visitors can enjoy completely redesigned spaces that are more functional, brighter, and welcoming, offering an environment that makes weekly shopping a pleasure.

The centre features a variety of tenants, including RBC Banque Royale, Domino's Pizza, Sushi QnQ, Subway, and Reel Fruit Bubble Tea.

Additionally, the Metro, Pharmaprix, SAQ, and Dollarama, makes this a convenient one-stop shopping destination for the neighbourhood and the perfect place for any business to succeed.





Featured Tenants

metro

PHARMAPRIX

Tim Hortons

DOLLARAMA

SAQ



**ANYTIME
FITNESS**

DOMINO'S



Demographics & Key Features



Population (5km)
637,660



Walk Score
91



Household Income (5km)
\$101,821



Bike Score
70



Households (5km)
298,670



Transit Score
67



Nearest Bus lines
161 **370**
Within 100 m



Nearest Rail line
5
Within -2km

- Walking distance to University of Montreal
- Next to Cornelius, une résidence du Groupe Maurice
- On-site parking and bus stop
- Walking distance to multiple green spaces and parks
- Over 5 schools within 3km

Top 3 Occupations - 3km radius

1. Sales and Service
2. Business, finance and administration
3. Social science, education and government services



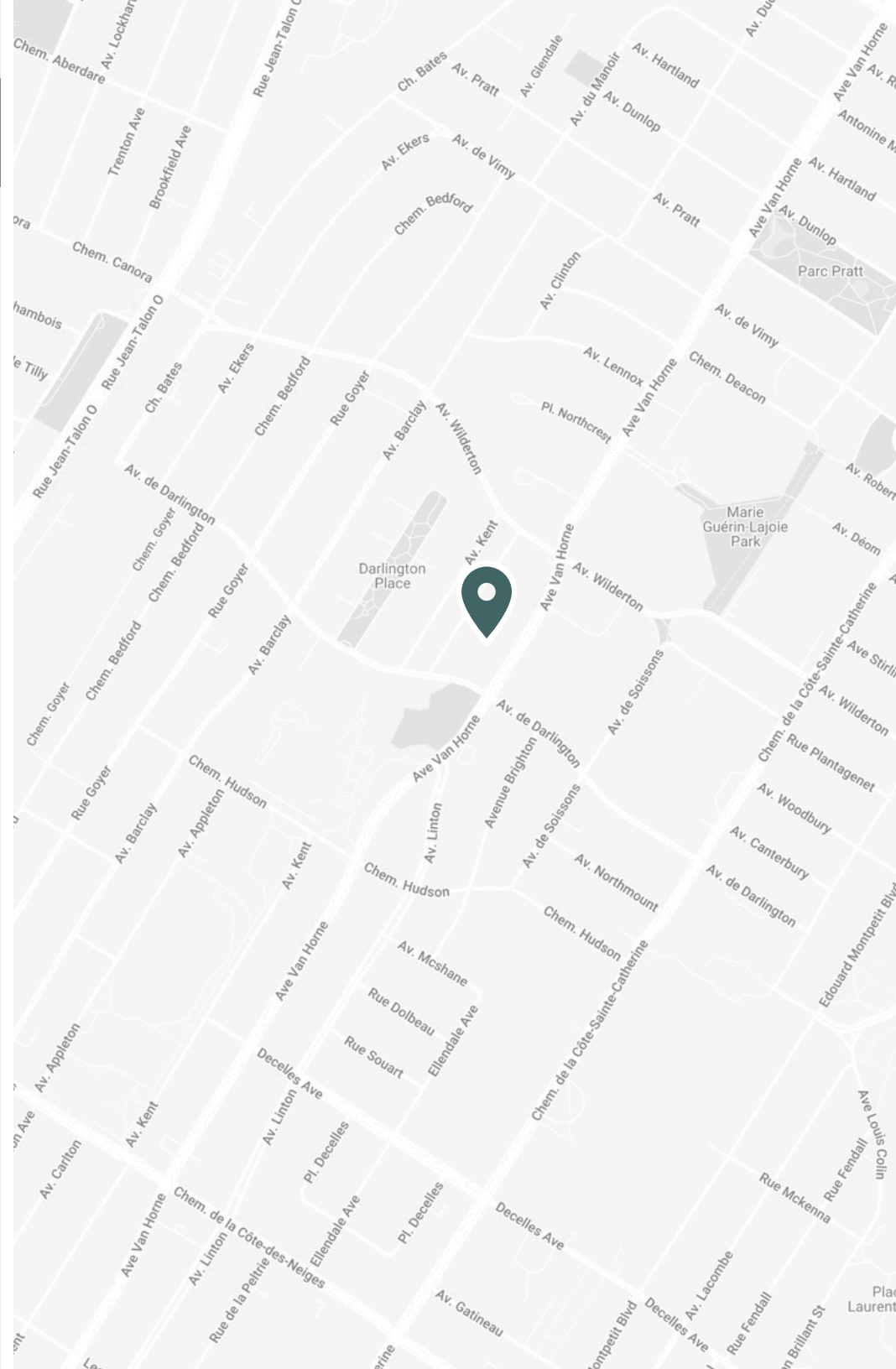
35

Median Age - 3km

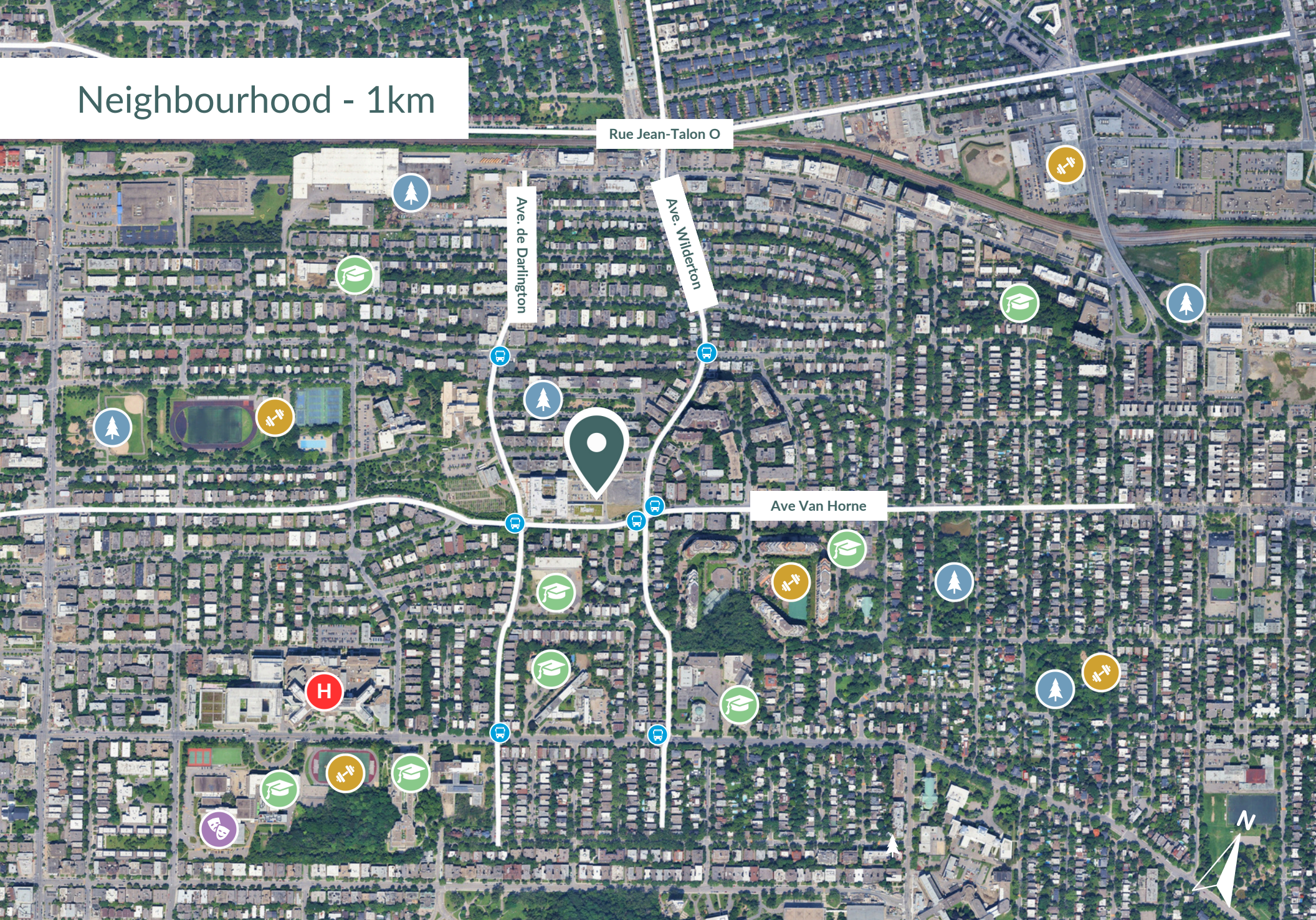


52%

Family Households - 3km



Neighbourhood - 1km



Fitness and Wellness



Parks



Schools



Theatre and Entertainment

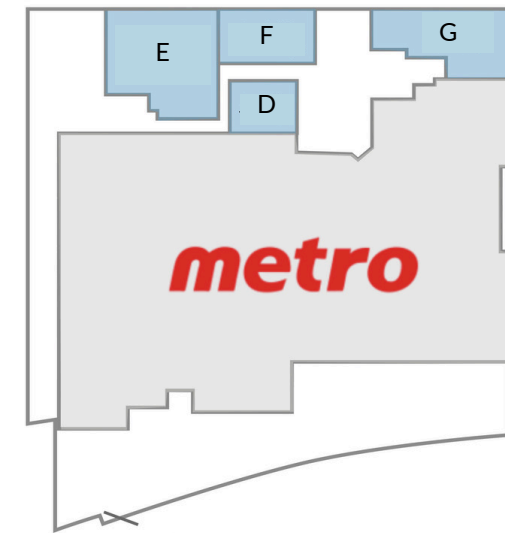


Hospital



closest Bus Stop

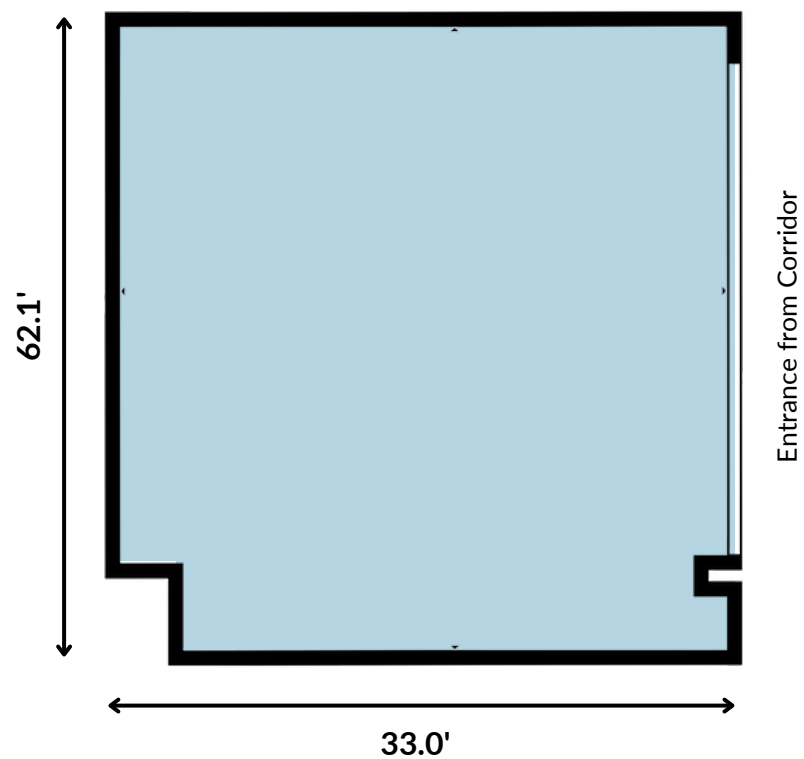
	Size	Unit Number
A	493 SF	A01203A
B	1,394 SF	A01201A
C	3269 SF	A01205A
D	1235 SF	B02004A
E	3549 SF	B02006A
F	2023 SF	B02003A
G	2506 SF	B02002A



Size	493 SF
Unit Number	A01203A
Floor	2nd
Available	Immediately
Ideal Use	Offices, private medical clinics, Physiotherapist, podiatrists, dentists, psychologists, massage therapists, acupuncture, other

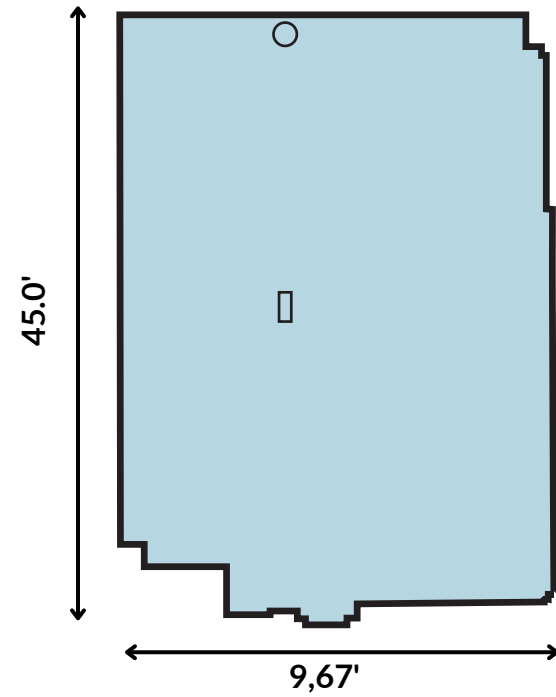
Notes

- Lots of natural light from exterior windows of corridor
- Blank canvas for build out
- Entrance from second floor corridor

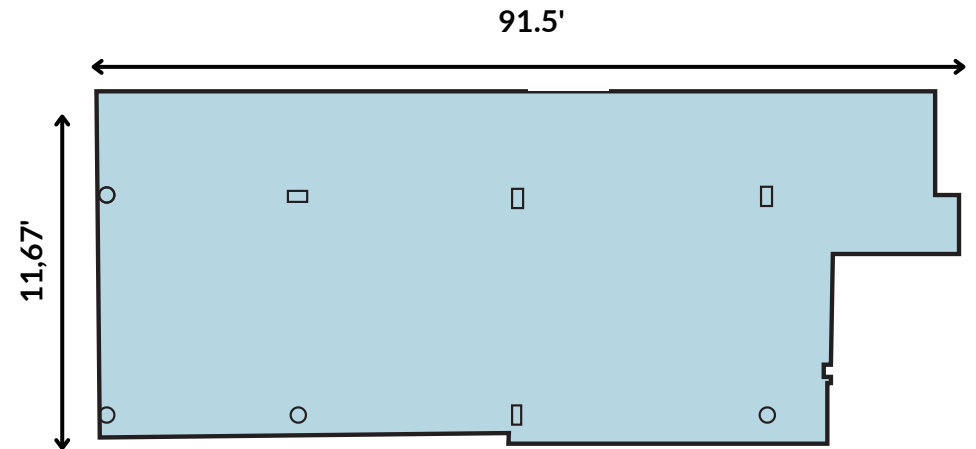


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Size	1,394 SF
Unit Number	A01201A
Floor	2nd
Available	Immediately
Ideal Use	Offices, private medical clinics, Physiotherapist, podiatrists, dentists, psychologists, massage therapists, acupuncture, other



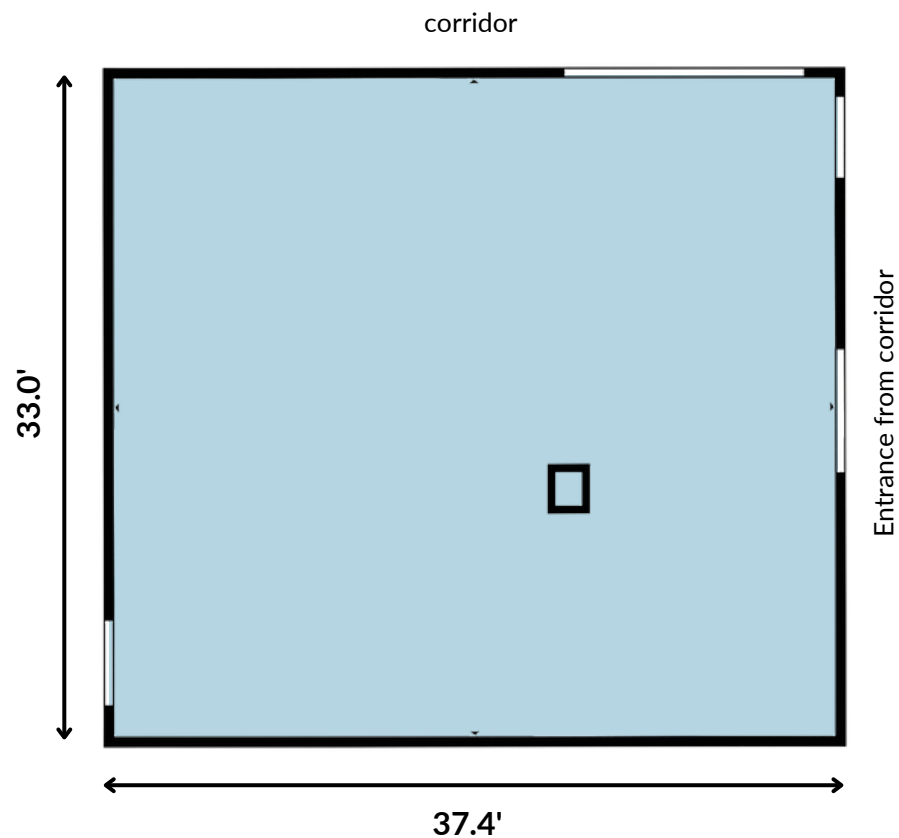
Size	3,269 SF
Unit Number	A01205A
Floor	2nd
Available	Immediately
Ideal Use	Offices, private medical clinics, Physiotherapist, podiatrists, dentists, psychologists, massage therapists, acupuncture, other



Size	1,235 SF
Unit Number	B02004A
Floor	2nd
Available	Immediately
Ideal Use	Offices, private medical clinics, Physiotherapist, podiatrists, dentists, psychologists, massage therapists, acupuncture, other

Notes

- Located next to Metro entrance
- Blank canvas for build out
- Entrance from second floor corridor

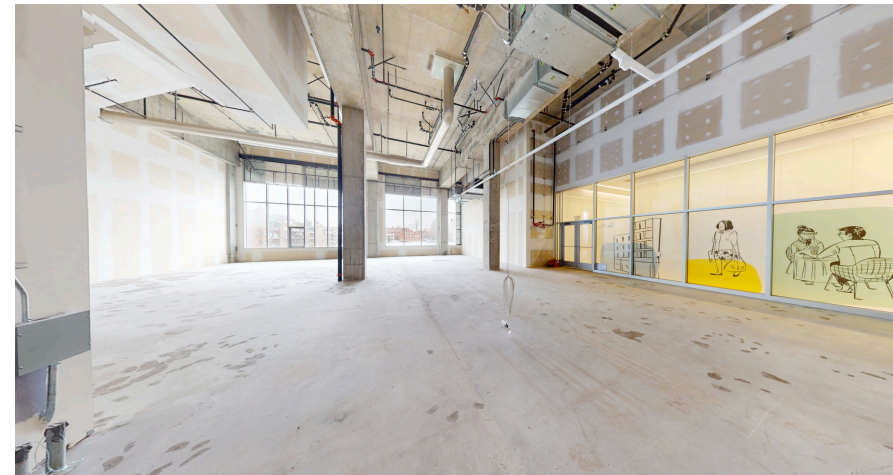
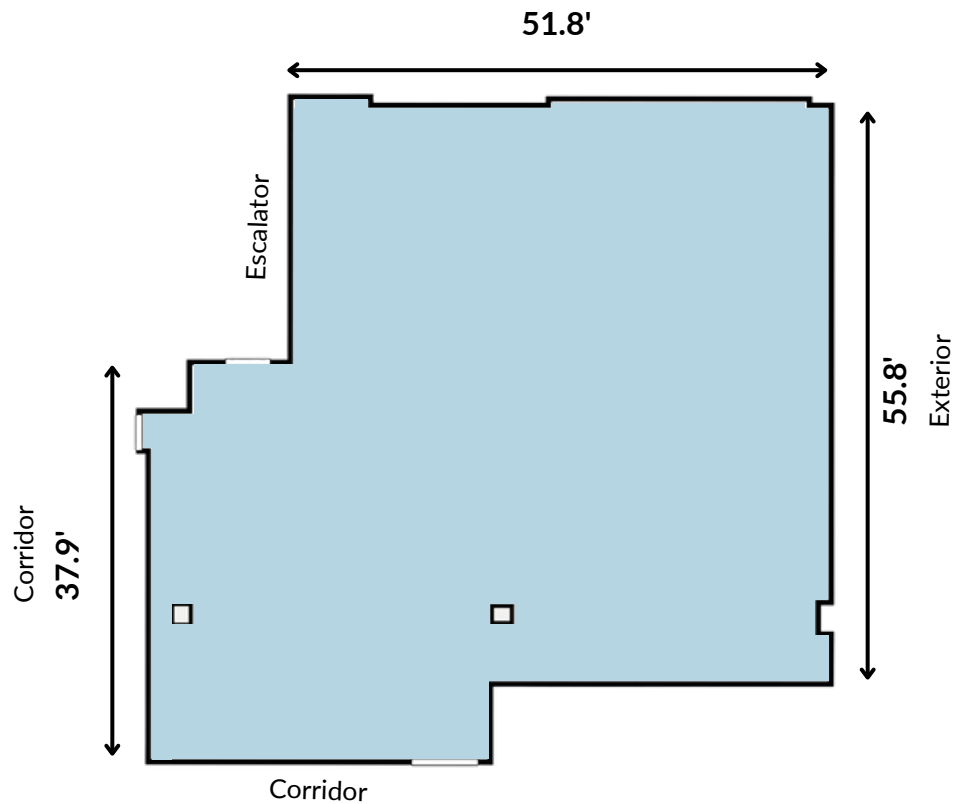


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Size	3,549 SF
Unit Number	B02006A
Floor	2nd
Available	Immediately
Ideal Use	Offices, private medical clinics, Physiotherapist, podiatrists, dentists, psychologists, massage therapists, acupuncture, other

Notes

- Over 50' of exterior facing windows
- Over 30' of interior facing windows
- Blank canvas for build out
- Entrance from second floor corridor

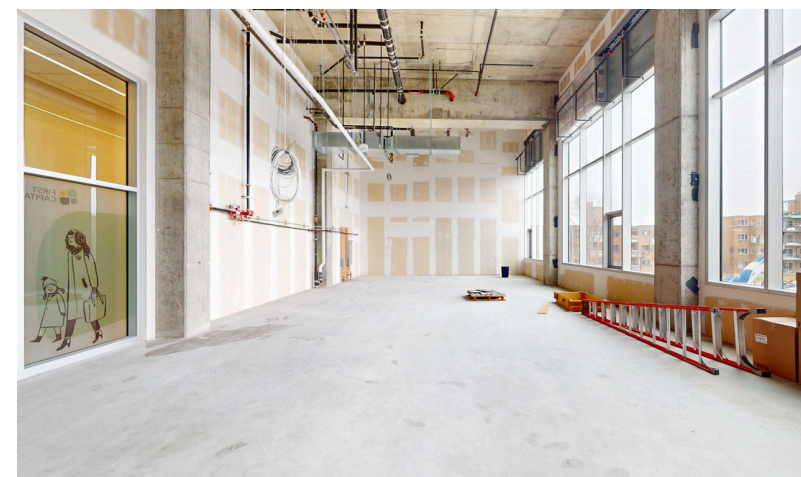
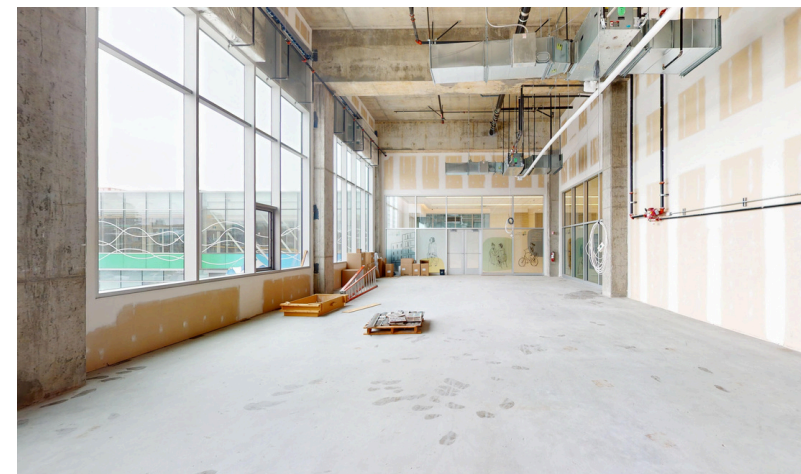
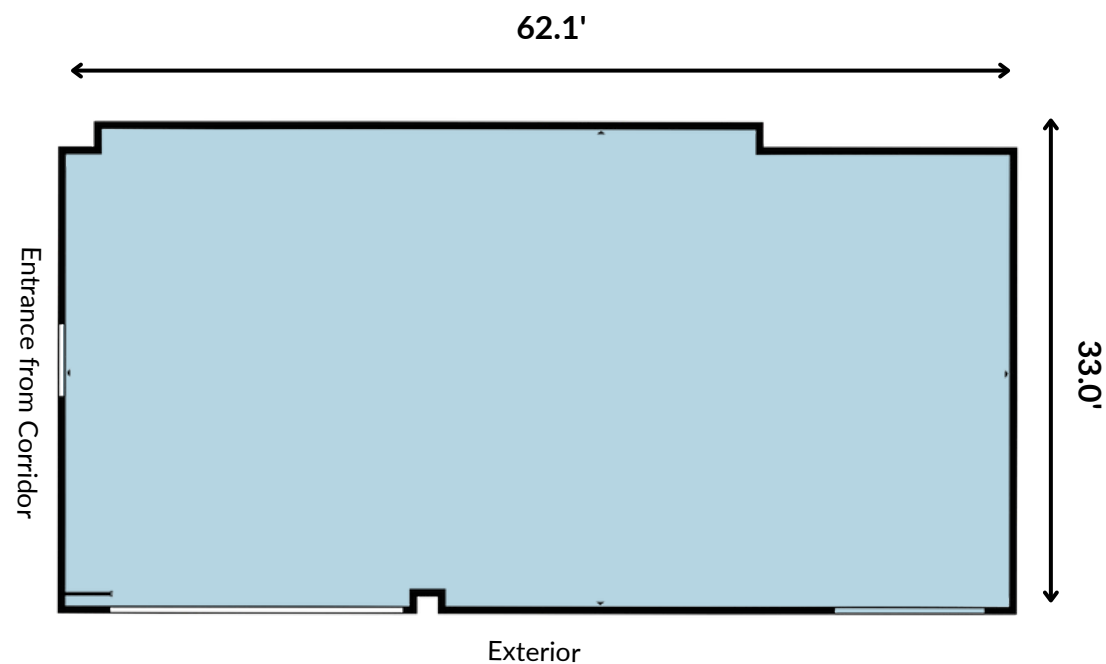


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Size	2,023 SF
Unit Number	B02003A
Floor	2nd
Available	Immediately
Ideal Use	Offices, private medical clinics, Physiotherapist, podiatrists, dentists, psychologists, massage therapists, acupuncture, other

Notes

- Over 50' of windows providing plenty of natural light
- Blank canvas for build out
- Entrance from second floor corridor
- Adjacent to Metro entrance

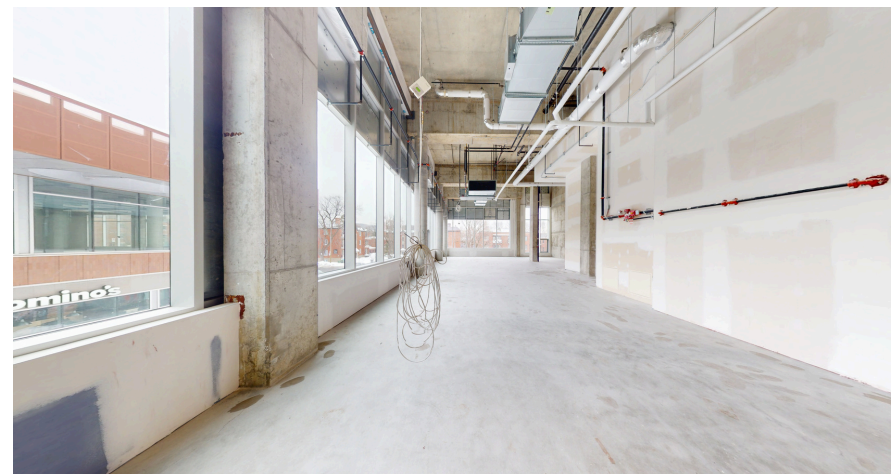
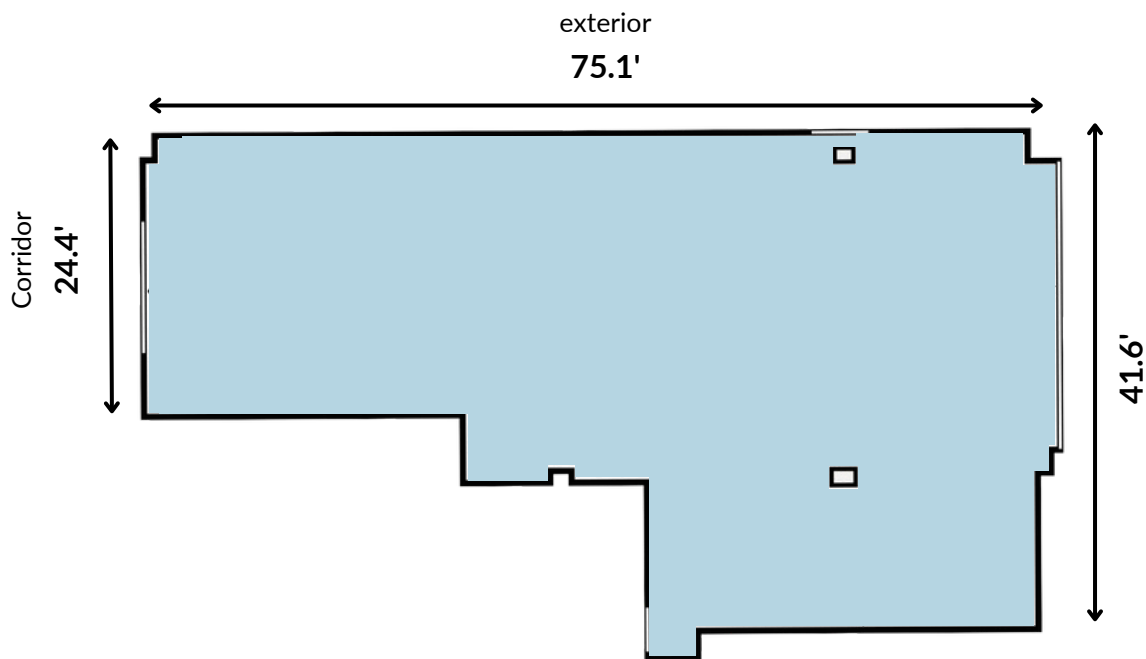


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Size	2,506 SF
Unit Number	B02002A
Floor	2nd
Available	Immediately
Ideal Use	Offices, private medical clinics, Physiotherapist, podiatrists, dentists, psychologists, massage therapists, acupuncture, other

Notes

- Over 100' of exterior facing windows providing plenty of natural light
- Corner unit
- Blank canvas for build out
- Entrance from second floor corridor



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